

Planning and Zoning Commission Meeting Minutes
July 27, 2015

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, July 27, 2015, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Karen Conde, Jacob Miller, Alan Pruitt, and Clinton Underhill. Commissioners David Koopmann and Richard Sorenson were absent.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Aubrey Trebilcock, Assistant Planner; and Rene' Truax, Administrative Support Supervisor.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

July 13, 2015

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

None

MOTION

Motion by Underhill, second by Conde, to APPROVE the Consent Calendar, as presented. Motion carried (5-0).

PUBLIC HEARINGS

CUP-10154-2015: *This is a request by Arizona Valley Refrigeration for a Conditional Use Permit to allow an Air Conditioning Installation/Repair business in the Heavy Industrial (H-I) District within 600 feet of a residential zoning district. This request includes exceptions to allow for the existing 8' front setback and the accompanying reduced front setback landscaping in order to preserve site ingress/egress along with no buffer landscaping between this use and the residential neighbors to the east. The property is located at 1250 W. 9th Street, Yuma, AZ.*

Aubrey Trebilcock, Assistant Planner, summarized the staff report, recommending **APPROVAL.**

QUESTIONS FOR STAFF

Hamel asked for verification of the location and type of screening that would be provided between the subject property and the adjacent residences. **Trebilcock** indicated on the graphic where the screening would be located and stated it would be a block wall.

Commissioner Conde stated that the building seemed quite old and asked when it was last occupied. **Trebilcock** said he did not know the dates, but did know it has been many years. **Conde** then asked if the building was going to be torn down. **Trebilcock** said no.

Commissioner Underhill asked if there was anything that the City did in order to prevent industrial areas adjacent to residences. **Laurie Lineberry, Director of Community Development**, stated that some of these areas were zoned many years ago, and as the city's boundaries grew, the industrially-zoned properties did not necessarily move, which led to instances such as this. **Lineberry** said that there had previously been efforts to rezone a whole block of industrially-zoned properties that appeared to be single-family homes. Some of those properties were being utilized as industrial uses and said they were not interested in rezoning, which made the City unable to move forward with that proposal. **Underhill** asked how long a building had to be vacant in order to require it being brought up to code. **Lineberry** said 2 years. **Underhill** asked if that was feasible for this property. **Lineberry** said that there were building and zoning codes. For properties that have been vacant for over two years, the zoning portion usually only required paved parking and landscaping, while the building code would only apply if the occupancy of the original use changed.

APPLICANT / APPLICANT'S REPRESENTATIVE

Martin Covarrubias, 1250 9th Street, Yuma, Arizona, was available for questions.

Hamel asked what the plans would be for this building. **Covarrubias** said that most of the work took place outside; only a small office with phone, and a break-room type of area. It would be mostly used as a shop. **Hamel** asked if this would be mostly an outside shop. **Covarrubias** said yes, the only improvements would be a masonry wall, possibly painting, tree-trimming

Underhill asked if the business would generate a lot of noise, such as grinding and fabrication. **Covarrubias** said no, there were a lot of HVAC shops and they were not very noisy. **Underhill** asked the number of employees. **Covarrubias** said three; this business was not going to be working on large commercial projects, but mostly service calls.

PUBLIC COMMENT

MOTION

Motion by Underhill, second by Miller, to APPROVE Case Number CUP-10154-2015. Motion carried unanimously (5-0).

INFORMATION ITEMS

Staff

Laurie Lineberry, Director of Community Development, said that the August 10th Planning and Zoning Commission meeting would be a training session. **Hamel** asked to have right-of-way half-widths added to that agenda.

Commission

None


Public

None

ADJOURNMENT

The meeting was adjourned at 4:57 p.m.

Minutes approved this 24 day of August, 2015.



Chairman